

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		MASS AVE, ARLINGTON

OWNERSHIP

Owner 1:	FAKHARZADEH MARYA M/TRUSTEE		
Owner 2:	HADAF REALTY TRUST		
Owner 3:			
Street 1:	63 MASS AVENUE		
Street 2:			
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1: FAKHARZADEH MORIN M/JAVAD -		
Owner 2: FAKHARZADEH MARYA M/ALI M -		
Street 1: 63 MASS AVENUE		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

NARRATIVE DESCRIPTION

This parcel contains 4,588 Sq. Ft. of land mainly classified as Office with a Office Building built about 1966, having primarily Brick Exterior and 5605 Square Feet, with 3 Units, 0 Bath, 1 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B1	NEIGH OFFI	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
340	Office		4588		Sq. Ft.	Site		0	43.25	3.55	CG									704,093						704,100	
Total AC/HA:	0.10533			Total SF/SM:	4588		Parcel LUC:	340	Office		Prime NB Desc:	COMM GD								Total:	704,093		Spl Credit			Total:	704,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
340	4588.000	496,400		704,100	1,200,500		15129
							GIS Ref
							GIS Ref
Total Card	0.105	496,400		704,100	1,200,500	Entered Lot Size	GIS Ref
Total Parcel	0.105	496,400		704,100	1,200,500	Total Land:	Insp Date
Source:	Market Adj Cost	Total Value per SQ unit /Card:	214.18	/Parcel:	214.1	Land Unit Type:	11/24/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	340	FV	498,800	0	4,588.	691,900	1,190,700	1,190,700	Year End Roll	12/18/2019
2019	340	FV	476,300	0	4,588.	651,200	1,127,500	1,127,500	Year End Roll	1/3/2019
2018	340	FV	476,300	0	4,588.	569,800	1,046,100	1,046,100	Year End Roll	12/20/2017
2017	340	FV	476,300	0	4,588.	447,700	924,000	924,000	Year End Roll	1/3/2017
2016	340	FV	476,300	0	4,588.	447,700	924,000	924,000	Year End	1/4/2016
2015	340	FV	408,800	0	4,588.	344,100	752,900	752,900	Year End Roll	12/11/2014
2014	340	FV	408,800	0	4,588.	344,100	752,900	752,900	Year End Roll	12/16/2013
2013	340	FV	408,800	0	4,588.	344,100	752,900	752,900		12/13/2012

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2017	MEAS&NOTICE	PH	Patrick H
3/12/2009	Meas/Inspect	201	PATRIOT
7/20/2005	Inspected	BR	B Rossignol
1/20/2000	Meas/Inspect	197	PATRIOT
3/1/1990		PM	Peter M

Sign: _____

VERIFICATION OF VISIT NOT DATA ____/____/____



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	15129
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

